

GROWTH MANAGEMENT PLANNING COUNCIL

Wednesday, April 28, 2010

Puget Sound Regional Council Board Room

MEETING SUMMARY

Members Present: Councilmember Kimberly Allen, Councilmember Layne Barnes, Commissioner Walt Canter, Councilmember Sally Clark, Executive Dow Constantine, Chair; Councilmember Mark Cross, Councilmember Chris Eggen, Councilmember Jean Godden, Councilmember Ken Hearing, Councilmember Lucy Krakowiak, Mayor Mike McGinn, Councilmember Larry Phillips, Councilmember Jamie Perry, Councilmember Jennifer Robertson, Councilmember Robert Sternoff

Chair Constantine convened the meeting at 4:03 PM.

I - A. Public Comment:

Bill Taylor, who lives in the Fairwood area, and is a member of the organization called “Choose Renton”, spoke in support of Motion 10-1, amending the potential annexation area map by expanding the PAA for the City of Renton and decreasing the PAA proportionately for the City of Kent.

I - B. The summary of the March 17, 2010 meeting was unanimously approved.

II. Amending the Interim Potential Annexation Area Map to reduce the PAA for the City of Kent and expand the PAA for the City of Renton.

Executive Constantine called on Karen Wolf of King County to explain the purpose of Motion 10-1 – Ms. Wolf explained that this motion would amend the interim PAA map by reducing the PAA for the City of Kent and increasing the PAA for the City of Renton by a corresponding area. The purpose of this change is to place the adjoining section of Soos Creek Park within a single jurisdiction – Renton – rather than this park being subject to split jurisdiction. Both Renton and Kent support this proposed amendment. Staff pointed out that the map attached to Motion 10-1 has been corrected and the new map attachment is dated April 26, 2010.

By a vote of 6 ½ to 0, Motion 10-1 was approved.

III. CPP Amendments on Prioritization of Regional Services to Support the Regional Growth Strategy.

Chair Constantine noted that a Substitute Motion has been prepared and called on Tom Hauger of the City of Seattle and Michael Hubner of the Suburban Cities Association to discuss the staff recommendation for amendments to three Countywide Planning Policies (CPP's) regarding resources to serve growth and density.

Tom Hauger reminded the members that staff was asked some questions about the proposed new policies at the last GMPC meeting that he wanted to address at this time. The first question was - Why were roads not addressed in the proposed policy language? Tom responded that roads were already adequately addressed by the existing Countywide Planning Policies. Second, why was the word "cooperative" dropped from policy FW-18? Tom responded that the word "cooperative" has been moved to proposed policy FW-19, where it provides more meaningful direction.

Michael Hubner of the Suburban Cities Association explained that the proposed policy amendments will be useful and timely to inform the work of the Regional Transit Task Force (RTTF). Michael also pointed out that substantive changes have been made to the original policy proposals to address concerns raised at the last meeting. The most important of these changes is new language calling for preservation of a basic level of transit service throughout urban King County.

Executive Constantine asked whether members agreed with the staff recommendation to take action today. Councilmember Phillips thought that would be OK; no one argued to delay action.

Councilmember Krakowiak said that this action to adopt guiding policies would be helpful to the RTTF. Councilmember Clark also added that these policies should provide overall guidance to the RTTF.

Councilmember Godden stated that Seattle supports the proposed policies.

Councilmember Sternoff, on behalf of the Suburban Cities, also expressed support for the new policies.

By a vote of 9 ½ to 0, Substitute Motion 10-2 was approved.

IV. Proposed Issaquah Highlands Urban Growth Area Boundary Adjustment.

Chair Constantine called on Paul Reitenbach of King County to explain this proposal, which was not being considered for action at this meeting.

Paul stated that the proposal is under consideration as part of the 2010 update of the King County Comprehensive Plan. The proposal is to add 35 acres of land now designated Rural to the Urban Growth Area (UGA). These 35 acres are part of a 78 acre property formerly owned by the Washington state Department of Transportation (WSDOT) and now owned by Issaquah Highlands.

The UGA change also incorporates the principles of the 4 to 1 program. This means that least 140 acres of new open space would be created in consideration for the 35 acres of new urban land.

Paul distributed an air photo to show the relationship of the 35 acres of proposed new urban to the 102 acre Park Point property, adjacent to Tiger Mountain. Extinguishing the development rights for the Park Point Property, plus the remaining 43 acres of the former WSDOT property would constitute the 140 acres of open space.

Executive Constantine noted that this proposal has been around for a while and he asked if the result of the proposal would result in land being removed from the UGA. The answer is most likely yes, provided Issaquah agrees to remove the Park Point property from the UGA and add it to the rural area or add it to Tiger Mountain State forest as resource land.

Keith Niven of the City of Issaquah addressed several questions by members about how the 35 acre UGA change is linked to the Park Point property. Keith stated that there is a public benefit to creating an additional 140 acres of open space and to creating a vibrant urban community on the 35 acres of new urban land.

Staff was asked to clarify some definition issues about rural land, park land and open space for the next time this matter is before the GMPC.

Councilmember Phillips asked about converting the 35 acres to urban without knowing for certain that the TDR transaction to protect Park Point or other open space land is complete. Keith Niven of the City of Issaquah pointed out that there will be a development agreement for the 35 acres requiring the required open space to be protected.

Councilmember Phillips said that the worst thing that could happen is that the 35 acres is designated urban and neither Park Point nor alternative land would be designated as open space. Executive Constantine and Councilmember Phillips agreed that the overall goal of the proposed UGA change and open space preservation is a good one.

Councilmember Cross asked if adding multifamily residential development at this location is consistent with the vision for Issaquah Highlands. Keith responded that the vision for Issaquah Highlands is urban development in the suburbs and

the addition of the proposed residential units would add to the vibrant nature of Issaquah Highlands. Councilmember Cross also noted that the Park Point property is adjacent to Issaquah High School and an elementary school. He asked if Issaquah is comfortable with the additional trips that would happen if the residential units were transferred from Park Point to Issaquah Highlands. Keith responded affirmatively.

V. The meeting was adjourned at 4:50 p.m.